

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re: :
JOSEPH MARTIN THOMAS, : BANKRUPTCY NO. 20-10334 TPA
Debtor. :
: THE HONORABLE THOMAS P. AGRESTI
JOSEPH MARTIN THOMAS, :
: CHAPTER 11
Movant, :
: Related to Doc. No. 283
v. :
: NO RESPONDENT. :
:

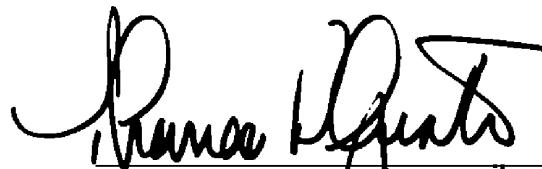
ORDER

AND NOW, this **26th** day of **March, 2021**, upon consideration of the Debtor's pending Motion to Approve Entry into New Commercial Lease, it is hereby ORDERED, ADJUDGED, AND DECREED as follows:

(1) This Court finds that the Debtor has demonstrated that adequate business reasons exists to justify the Debtor's entry into the proposed Commercial Lease with Medical Associates of Erie for its lease of the real property and building located at 5442 Peach Street, Millcreek Township, Erie County, Pennsylvania 16509.

(2) Under the proposed Commercial Lease, the initial term will commence on April 15, 2021, and extend for two years. Rent is fixed at \$4,000.00 per month for the first term and, if the lease is renewed, will increase to \$5,000.00 per month for the second two-year term and to \$6,000.00 per month for the third and final two-year term.

(3) The Court authorizes the debtor-in-possession to enter into the
Commercial Lease attached to the motion as Exhibit A with Medical Associates of Erie.



Thomas P. Agresti, Judge **JIM**
United States Bankruptcy Court

In re:
Joseph Martin Thomas
Debtor

Case No. 20-10334-TPA
Chapter 11

District/off: 0315-1
Date Rcvd: Mar 26, 2021

User: culy
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol **Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 28, 2021:

Recip ID	Recipient Name and Address
db	+ Joseph Martin Thomas, c/o Tri-State Pain Institute, 2374 Village Common Drive, Erie, PA 16506-7201

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 28, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 26, 2021 at the address(es) listed below:

Name	Email Address
Andrew F Gornall	on behalf of Interested Party Barbara Noonan andygornall@latouflawfirm.com
Brian Nicholas	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bnicholas@kmllawgroup.com
Crystal H. Thornton-Illar	on behalf of Creditor The Kada Gallery cThornton-Illar@leechtishman.com bankruptcy@leechtishman.com;mprodene@leechtishman.com;thornton-illarcr81012@notify.bestcase.com
Gary V. Skiba	on behalf of Interested Party Tri-State Pain Institute LLC gskiba@marshlaw.com, DGeniesse@marshlaw.com;rose227@hotmail.com
Guy C. Fustine	on behalf of Creditor Official Committee of Unsecured Creditors for Tri-State Pain Institute LLC mwernicki@kmgslaw.com, knoxbank@hotmail.com,burban@kmgslaw.com,amulryan@kmgslaw.com

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Jill Locnikar

on behalf of Creditor United States of America Small Business Administration jill.locnikar@usdoj.gov, patricia.fitzgerald@usdoj.gov;caseview.ecf@usdoj.gov;kassi.horton@usdoj.gov

Lauren Michaels

on behalf of Creditor Office of Attorney General Department of Revenue lmichaels@attorneygeneral.gov

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Michael F.J. Romano

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Michael P. Kruszewski

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Norma Hildenbrand, on Behalf of the United States Trustee by

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Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

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on behalf of Creditor Kay B. Ribbing rroteman@stonecipherlaw.com cbeard@stonecipherlaw.com

Salene R.M. Kraemer

on behalf of Creditor WELLS FARGO BANK N.A. skraemer@bernsteinlaw.com, salene@ecf.courtdrive.com

TOTAL: 17